



# Mansfield Tomorrow

## OUR PLAN ► OUR FUTURE

### **Advisory Group Meeting**

**Tuesday, March 11, 2014**

**6:30 pm**

**Council Chambers**

**Minutes**

**Advisory Group Members Present:** *Quentin Kessel, Jim Morrow, John Armstrong, Winky Gordon, Derek Rudd, Jonathan Sgro, Kristin Schwab, Tom Callahan, George Rawitscher, Meg Reich, Matt Emery, Al Cyr, John McGuire, Betsy Paterson, Toni Moran.* **Project Staff Present:** *Jennifer Kaufman, Mansfield Tomorrow Project Manager; Linda Painter, Director of Planning and Development .* **Guests Present:** *Betty Wassmundt, Kelsey Sullivan, Pat Suprenant, Beverly Wood, Ronald Nadeau*

- I. Meeting was called to order at 6:35. Jennifer and Linda welcomed members.
- II. Minutes of August were reviewed and accepted by consensus.
- III. Discussion of Draft Plan- Members discussed chapters 1 and 2; a summary of comments is attached.
- IV. Linda and Jennifer provided an overview of the review process and tentative schedule for the draft plan. The goal is to complete the review of the draft plan by early April and provide a revised plan to the Planning and Zoning Commission by mid-April for the purpose of scheduling public hearings. An Open House will be scheduled for mid-May.
- V. Public Comment-Beverly Wood, UConn's Director of Planning introduced herself to the Advisory Group.
- VI. Next Steps- The next meeting is scheduled for March 26. Members were asked to come to the meeting prepared to discuss chapters 3-7.
- VII. Meeting adjourned at 8:45 pm.

### Advisory Group Comments-March 11, 2014

<b>Plan Format/Organization</b>	Add title sheet at beginning with plan hearing and adoption dates by PZC, endorsement date by TC, and statement that plan is adopted as the official plan of conservation and development for the Town of Mansfield in accordance with Section 8-23 of Connecticut General Statutes
	Do a search replace for CRCog. It is Capitol not Capital.
<b>Executive Summary</b>	Don't call it the Executive Summary. It's Plan Overview
	Key Ingredients last column Strengthen ..through joint (typo)
<b>How to Use this Plan</b>	Like the idea that there is a public process to monitor progress after the plan is adopted.
<b>Chapter 1</b>	
p. 3-12	Community Speaks-Quentin recommended putting bulk of information about the community planning process in an appendix. Paterson, Reich and Emery (came to a consensus) stated that a section documenting the process was good it just needed to be much shorter, perhaps use a timeline or explain in graphic format.
p. 14	Adoption of Housing Code only applies to a certain portion of the Town. Clarify
p. 15	General dislike of the explanation of UConn planning. Do not like wording "the fate of the Town". Suggest something like the future of the Town is inexorably linked to the University". Members want an update of the UConn Planning process. Suggest looking at the Master Planning RFP. Add information about the new Master Plan for Depot Campus, Spring Manor Farm and other outlying parcels. Also talk about the need for a corridor study to study the impacts of trips back and forth from all of the other campuses. Discuss the need for UConn to do an impact study on Next Gen on the Town.
<b>Chapter 2</b>	
	Make sure that it is clear when we are counting students and when we are not-population, income, households, etc.
p. 1	second bullet- what is "appropriate" development – clarify/define
p. 4	Add a short table of condensed population projects from ch. 6
p. 4	In addition to undergrads, UConn has identified that there will be more grad students. If STEM is going to be successful then they will need more grads. This has implications for Ch. 6 - Graduate Student housing is a tricky price point.
p. 5	Second paragraph in section 5. The AG would like every section to end with a summary statement like this one.
p. 5	Question about Mansfield's largest age group--actually 17-24. Can we change this in the table?
p. 5	They would like a projection of student enrollment based on the predicted growth
p. 6	Section 7 does this include students?
p. 9	Section 2- Add a section on Storrs Center Special Design District as a new tool and approach to regulating development. Provides a streamlined review process based on detailed plans and guidelines.
p. 10	Link the paragraph about Storrs Center with the paragraph on the PDAs. In the last POCD there was a whole objective about Storrs center. We did not include in this plan because it has been completed.
p. 13	Top of page-UConn 2000 also resulted in Storrs Center
p. 15	Show a graph of pilot funds since 1990. Suggestion made to discuss how given their low income, student population lowers average income in Mansfield, which can increase the Town's eligibility for Grants.
overall	Add a section on Geography- show a user friendly map of villages and key areas in Mansfield
overall	Have we addressed the need for a cemetery plan; based on information from Town Clerk, there is sufficient capacity in existing cemeteries, primarily due to increase in cremations.